

HAZLEMERE GARDENS, WORCESTER PARK, KT4

OFFERS OVER £700,000 FREEHOLD

**AN APPEALING THREE DOUBLE BEDROOM FAMILY HOME
OFFERING SCOPE FOR EXTENSION STPP SITUATED CLOSE TO
WORCESTER PARK TRAIN STATION AND SEVERAL WELL-
REGARDED SCHOOLS**

Winkworth

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AT A GLANCE

- No Onward Chain
- Off Street Parking
Approx 3 Cars +
Garage
- 3 Double Bedrooms
- Superb Curb Appeal
- Living Room
- Dining Room
- Kitchen/Breakfast
Room
- Family Bathroom
- Downstairs Shower
Room
- Store/Garage
- Front Garden
- Rear Garden 65ft
Approx
- Scope To Extend
STPP

DESCRIPTION

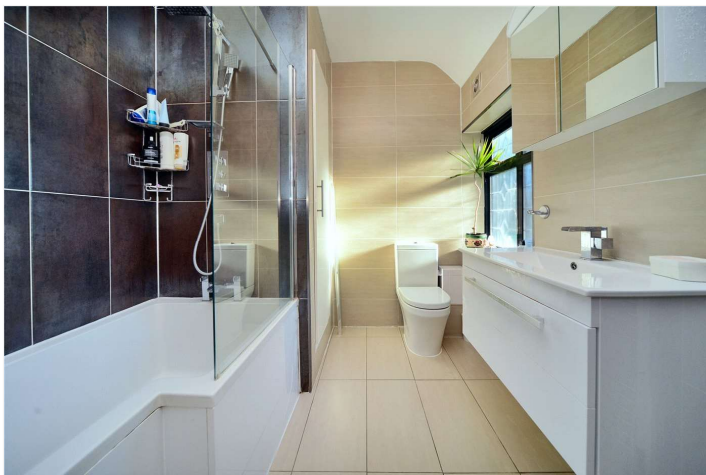
Situated in a quiet cul-de-sac, close to Worcester Park Zone 4 train station, this wonderful semi-detached family home benefits from superb curb appeal, well-proportioned room sizes throughout and two bathrooms.

The accommodation on the ground floor comprises a spacious entrance hall, a front aspect living room with large bay window and feature fireplace, a second reception room, a kitchen breakfast room and downstairs shower room/WC. Upstairs, there are three double bedrooms and a family bathroom. The property offers significant scope for extension subject to the usual planning consents, and the current owner previously had planning permission granted. Other features include underfloor heating, a 30-year guarantee for the kitchen from date of fitting and a new combi boiler fitted 2025.

Externally, the property benefits from a sizeable front lawn with retaining wall and off-street parking for three cars, to either side of the property, whilst to the rear you will find a well-kept 65ft circa garden which offers lots of privacy, and access to the detached garage.

Locally, the high street provides an array of amenities including shops, restaurants, cafes and a variety of bus routes towards Kingston, Sutton, Epsom and Heathrow. Worcester Park train station provides fast and frequent services to Central London. Families will benefit from several well-regarded schools including Green Lane Primary School, Dorchester Primary School and Cheam Common Infant's and Junior Academies.

Vendor suited. No Onward Chain.



ACCOMMODATION

Entrance Hall

Living Room - 15'6" x 12'1" max (4.72m x 3.68m max)

Dining Room/Bedroom - 13'5" x 12'5" max (4.1m x 3.78m max)

Kitchen - 13'6" x 11'3" max (4.11m x 3.43m max)

Downstairs Shower/WC

First Floor Landing

Bedroom - 13'10" x 12'6" max (4.22m x 3.8m max)

Bedroom - 14' x 12'1" max (4.27m x 3.68m max)

Bedroom - 11'5" x 7'6" max (3.48m x 2.29m max)

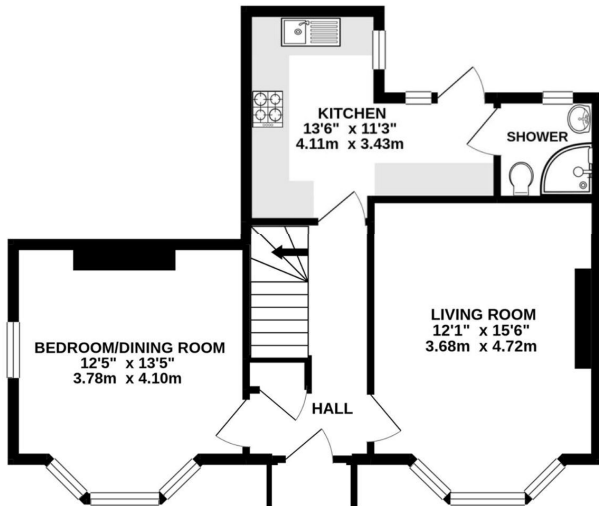
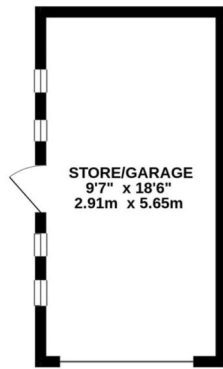
Bathroom - 8'11" x 7'1" max (2.72m x 2.16m max)

Store/Garage - 18'6" x 9'7" (5.64m x 2.92m)

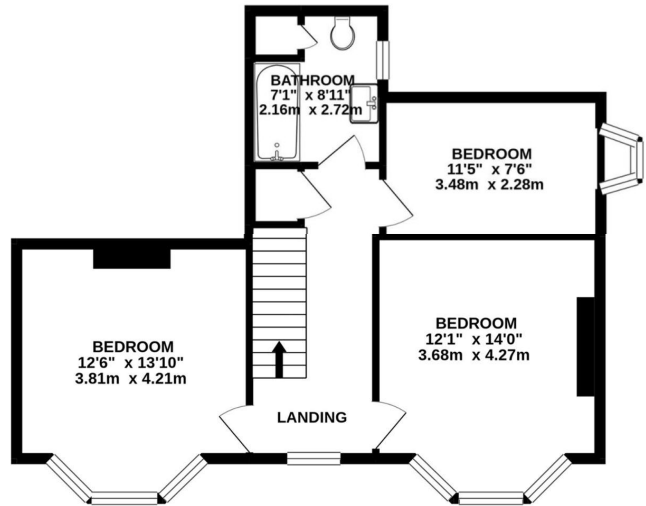
Hazlemere Gardens, Worcester Park KT4 8AH

INTERNAL FLOOR AREA
(APPROX.) 1293 sq ft/ 120.0 sq m

Garden extends to 65' (19.81m) approximately



GROUND FLOOR



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	77
England, Scotland & Wales	EU Directive 2002/91/EC	

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